

45 Hanover Chase, Bangor,
County Down, BT19 7NT

Asking Price: £260,000

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: C

Description

This beautifully presented detached villa is located in the ever popular Hanover Chase, just off Gransha Road and within a few minutes walk of Bangor Grammar School. Internally the property has been superbly presented by its present owners with contemporary fittings to the Bathroom and ensuite and a stunning fitted kitchen complete with full range of integrated appliances. The property also benefits from the installation of gas fired heating and upvc double glazed windows.

Externally the gardens are easily maintained in artificial awns and feature patio area complete with outdoor lighting. Ample car parking is provided along with a garage for storing all the essentials of modern day family living. Early viewing is highly recommended.

Reception Hall

Open porch, hardwood double glazed front door, solid oak wooden floor, under stairs storage and additional storage cupboard housing Gas fired boiler.

Claokroom / WC

Luxury white suite comprising: low flush WC, ceramic sink unit with mixer taps on wooden wash stand, solid oak wooden floor, part tiled walls.

Lounge

13'7" x 12'9" (4.14m x 3.89m)
Solid oak wooden floor, feature stone fireplace with marble inset and hearth, cornice ceiling.

Kitchen / Dining

19' x 11'10" (5.8m x 3.6m)
inset 1.5 stainless steel sink unit with mixer taps and additional hot tap, excellent range of high and low level high gloss units with granite

work surfaces, built in 'Smeg' oven and 5 ring 'Smeg' gas hob, extractor fan, integrated Fridge Freezer, integrated Dishwasher, Integrated washing machine, part tiled walls, ceramic tiled floor, solid walnut breakfast bar, open plan to dining area with solid oak wooden floor, recessed spotlights, upvc double glazed sliding patio doors to garden.

First Floor Landing

Hot press with storage above, recessed spotlights, access to roof space.

Bedroom 1

11'10" x 10'9" (3.6m x 3.28m)
Recessed spotlights.

Ensuite Shower room

Luxury white suite comprising: Fully tiled built in shower cubicle with thermostatically controlled shower unit, low flush WC, ceramic wash hand basin on wooden plinth, part tiled walls, ceramic tiled floor, recessed spotlights.

Bedroom 2

13'8" x 9'10" (4.17m x 3m)
Laminate wooden floor, recessed spotlights.

Bedroom 3

10'9" x 7'10" (3.28m x 2.4m)
Laminate wooden floor, recessed spotlights.

Bedroom 4

9'9" x 8'4" (2.97m x 2.54m)
Laminate wooden floor, recessed spotlights.

Family Bathroom

Luxury white suite comprising: Tiled panel bath with thermostatically controlled shower unit and shower screen, low flush WC, wash hand basin on double wash stand, heated towel rail, ceramic tiled floor, fully tiled walls, recessed spotlights.

Outside

Brick paved driveway to car parking and access to Garage.

Detached Garage

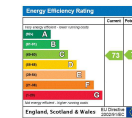
20 x 10
Roller door, power and light, side access.

Gardens

Gardens to front and enclosed to rear in artificial lawns, flowerbeds and shrubs. Feature patio area, external lighting, outside tap.

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All Measurements
All Measurements are Approximate.



For full EPC please contact the branch.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.